



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Development Variance Permit Application - DVP  
01-24 (20556 Grade Crescent)

File #: 6630.00

Doc #:

From: Roy M. Beddow, RPP, MCIP  
Deputy Director of Development Services

Date: June 3, 2024

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## RECOMMENDATION:

1. THAT the June 3, 2024 report entitled, Development Variance Permit Application - DVP 01-24 (20556 Grade Crescent) be received for information; and
2. THAT Council approve Development Variance Permit Application DVP 01-24 to permit a 1.73 metre interior yard building setback from the west property line of the subject property.

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## PURPOSE:

To consider a Development Variance Permit application by B. Ayers to permit a reduced interior yard building setback to enable a lot line adjustment subdivision.

## POLICY:

The subject property is zoned RS2 Estate Residential which requires a 3.0 metre interior yard setback for all buildings and structures. The subject property is also designated Suburban in the Official Community Plan and has potential for RS1 Single Family Residential zoning which permits smaller lots and requires only a 1.5 metre interior yard setback.

## COMMENTS/ANALYSIS:

The subject property is located in a portion of the block between Grade Crescent and 46A Avenue featuring large "Estate Residential" lots. The property owner has applied for a lot line adjustment in order to enable future subdivision of the property to the west (20532 Grade Crescent). The lot line adjustment - proposed through a separate

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subdivision application – would shift the parcel boundary between the subject property and 20532 Grade Crescent to the east, reducing the interior yard between the existing house at 20556 Grade Crescent and the new lot line to 1.73 metres. The reduced setback would still exceed the minimum interior setback (1.50 metres) required in the RS1 Single Family Residential zone should the owner choose to apply for rezoning as part of a future subdivision application. Staff support the proposed variance which is consistent with the Official Community Plan's Suburban land use designation and would enable future subdivision under the potential RS1 zoning.

**BUDGET IMPLICATIONS:**

N.A.

**ALTERNATIVES:**

1. Do not approve the proposed setback variance.

Respectfully Submitted,



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Roy M. Beddow, RPP, MCIP  
Deputy Director of Development Services

Concurrence:



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Carl Johannsen, RPP, MCIP  
Director of Development Services

Attachment:

1. Site Survey Plan

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**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer

CITY OF  
LANGLEY



### DEVELOPMENT VARIANCE PERMIT APPLICATION DVP 01-24

**Civic Address:** 20556 Grade Crescent  
**Legal Description:** Lot 101, Section 35, Township 7, New Westminster District Plan 33504  
**Applicant:** B. Ayers  
**Owner:** B. Ayers, L. Ayers, R. Thompson, D. Thompson

